



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-004 Date of Report: 12/21/05
Project: Emerson Parke, Block E, Lot 2 – Site Development Plan
Representative: Northpointe Surveying

Project Description:
West side of Emerson, south of County Line Rd.

Minutes/Comments:
Ken Zumstein presented the site development plan, along with Dane Waltman, Northpointe Surveying.

Luzier moved. Johnson seconded. Motion carried to recommend the following conditions.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be subject to revision as per written staff report.
6. All written comments listed in Senior Planner's report shall be met. (attached)
7. All written comments listed in Fire Department's report shall be met. (attached)
8. The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Federal Aviation Administration (FAA); by the Division of Aeronautics, Indiana Department of Transportation; and by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit (i.e. building permit).
9. Water quality structures shall be added to the stormwater plans, subject to review and approval by City Engineering Dept.
10. Plans shall include a stop sign for southbound traffic approaching west end of Emerson Parkway.
11. Site development plans shall be subject to further review and approval by City Engineering Dept.

Chairman